

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 78A High Street

Hawick, TD9 9HR



Enjoying an incredibly central location, 78A High Street is a well presented two bedroom maisonette style property benefitting from modern fixtures and fittings throughout. Decorated in neutral tones and offered for sale in good decorative order, the apartment would be ideally suited to the first time buyer, small family or those seeking a low maintenance lock up and leave holiday home within touching distance of local amenities, shops and cafe's.



# 78A High Street

Hawick, TD9 9HR



### Description

The property is tucked away on the first and second floors of the tenement, with access being provided via a vennel at street level and a communal staircase leading to the first floor. Internally, the property comprises of the cosy sitting room and adjoining kitchen on the first floor, with ample dining space. Moving upstairs, a carpeted staircase leads to the landing where the remainder of the accommodation can be accessed. Both bedrooms are doubles, one of which incorporates built in storage facilities, and the recently installed bathroom comprises of the shower over bath, WC and wash hand basin set within a vanity unit.

Externally, there is a low-maintenance communal courtyard to the rear, offering ample clothes-drying facilities and an attractive outdoor space to enjoy.

### Services

Mains gas, electricity, water and drainage.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

### Home Report Valuation | EPC

£75,000 | D

### Location

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

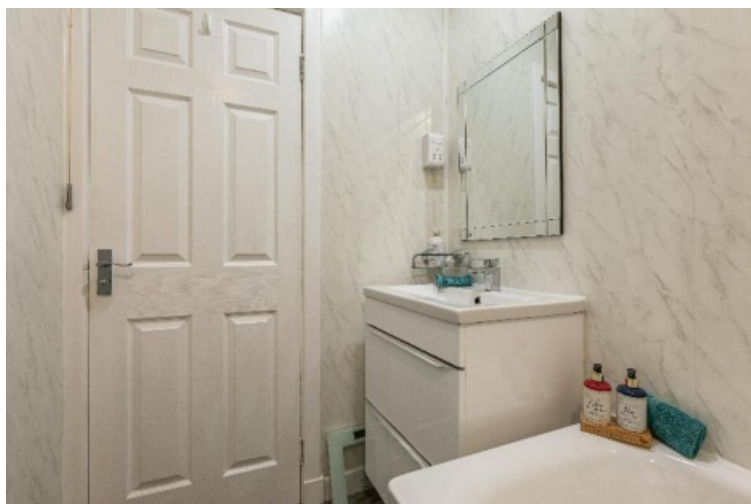
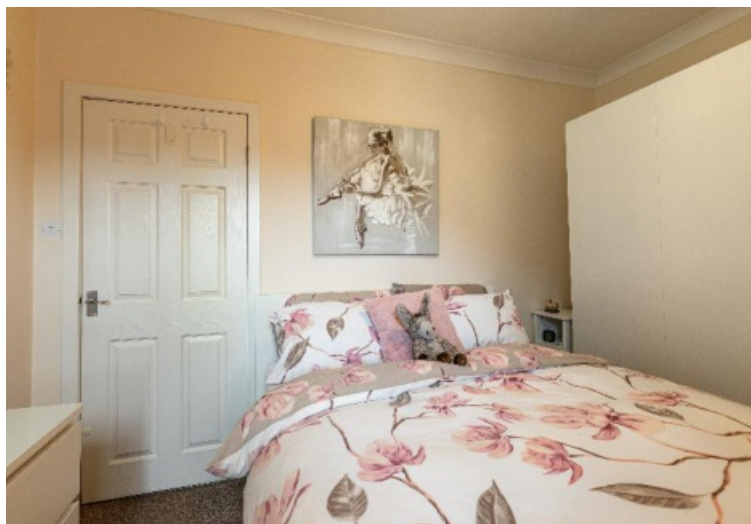
### Viewings

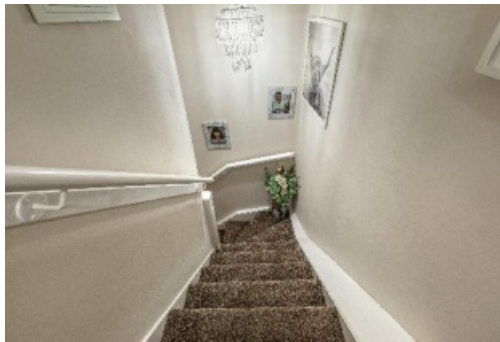
Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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### 78A High Street, Hawick

Approximate Gross Internal Area = 56.2 sq m / 605 sq ft

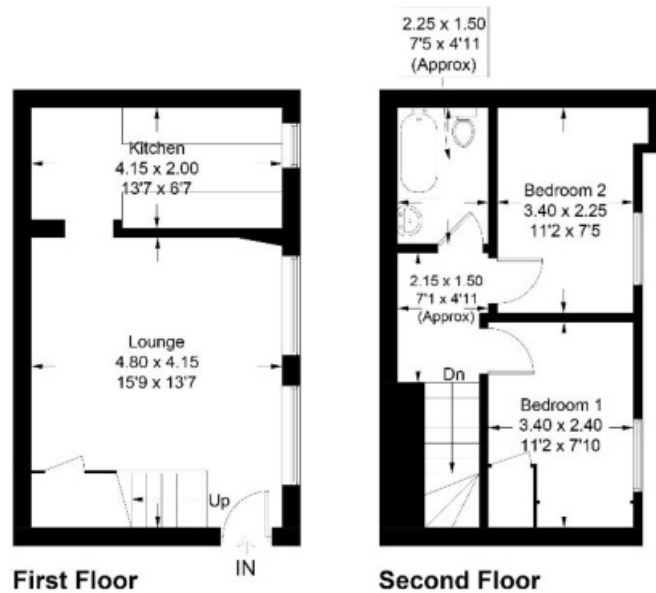


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1333914)

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

|             |                       |
|-------------|-----------------------|
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| Annan,      | Tel 01461 202 866/867 |
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.